

**TOWN OF DAVIE**  
**TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Marcie Nolan, AICP, Interim Development Services  
Director/(954)797-1103

**PREPARED BY:** Lise Bazinet, Planner II

**SUBJECT:** Delegation Application: DG 9-1-07/07-150/Lorson Professional Campus/5355 SW 76<sup>th</sup> Avenue/Generally located on the west side of SW 76th Avenue, between Griffin Road and Stirling Road.

**AFFECTED DISTRICT:** District 2

**ITEM REQUEST:** **Schedule for Council Meeting**

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "LORSON PLAT", AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:**

The petitioner requests approval to amend the restrictive note on the "Lorson Plat" to increase the square footage of permitted office use. The current plat note allows 30,000 square feet of office use. However, when submitted, the applicant only considered the enclosed building area toward square footage. In order to build the exterior covered common area, as approved on the site plan, the applicant is requesting to modify the restriction to allow 34,000 square feet of office use to comply with Broward County requirements.

Staff finds that the proposed change to the plat known as "Lorson Plat" consistent with the proposed uses on the subject site.

**PREVIOUS ACTIONS:** n/a

**CONCURRENCES:** n/a

**FISCAL IMPACT:** not applicable

Has request been budgeted? n/a

**RECOMMENDATION(S):**

Staff finds the application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):**

Resolution, Justification letter, Future Land Use Map, Aerial, Zoning, & Subject Site Map

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA,  
APPROVING A DELEGATION REQUEST TO CHANGE THE  
RESTRICTIVE NOTE ON THE PLAT KNOWN AS "LORSON PLAT",  
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "Lorson Plat" was approved by  
Town Council on April 18, 2007.

WHEREAS, the owners desire to revise the restrictive note associated with said  
plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this  
revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN  
OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of  
the proposed revision to the restrictive note shown on the "Lorson Plat" Plat **From:** "This  
plat is restricted to 30,000 square feet of office use" **To:** "This plat is restricted to 34,000  
square feet of office use." The proposed revision being specifically described attached  
hereto Exhibit(s).

SECTION 2. Any improvements required to satisfy Transit Oriented  
Concurrency should be located within the Town of Davie on the local road network.

SECTION 3. This resolution shall take effect immediately upon its passage and  
adoption.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

**Exhibit** (*Justification Letter*)



architects  
interior designers  
engineers

September 26, 2007

Town of Davie  
Planning and Zoning Division  
Development Services Department  
6591 Orange Drive  
Davie, FL 33314

**Re: Justification letter for plat note amendment for Lorson Plat**

The current plat note allowing 30,000 S.F. of office was submitted in error as it only included the enclosed building area. In order to also include the exterior covered common area, which was always part of the proposed development, the plat note needs to be changed to allow 34,000 S.F. of office.

Respectfully Submitted,

Mander Synalovski, Principal A.I.A.  
Cubellis Associates, Inc.

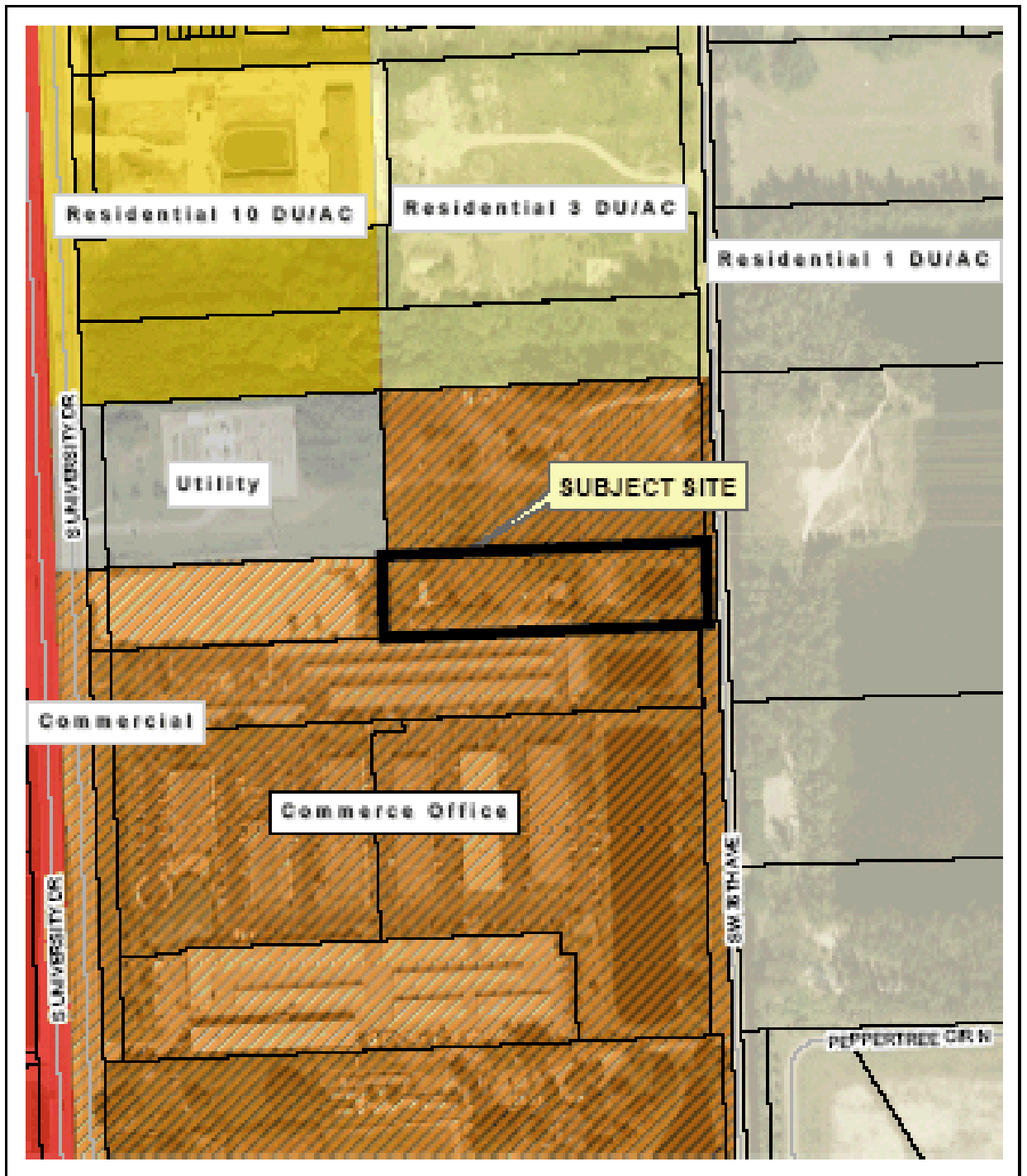
**cubellis sgr**

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[www.cubellis.com](http://www.cubellis.com)



**Exhibit** (*Future Land Use Map*)



Date Plotted:  
12/2004



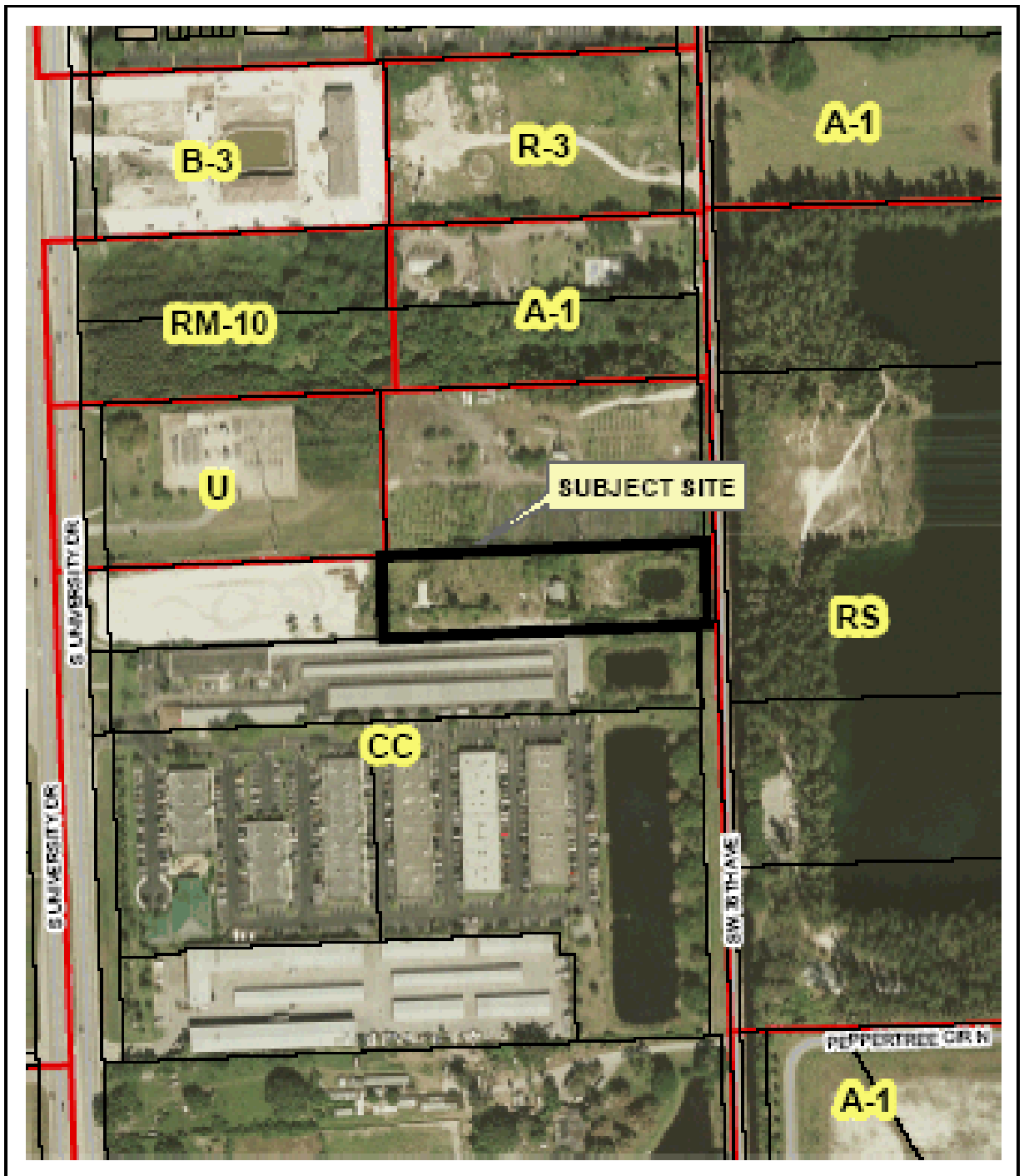
Prepared by the Town of Davis GIS Division

# Site Plan SP 12-4-05 Future Land Use Map

Prepared by: ID  
Date Prepared: 12/4/08



**Exhibit** (*Aerial, Zoning, and Subject Site Map*)



Date Flown:  
12/2004



Prepared by the Town of Davis GIS Division

# Site Plan SP 12-4-05 Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 12/4/05

